Public Works Department South Potomac
Site Indian Head
Facilities Engineering Branch

SCOPE OF WORK

Project Title: Renovate BEQ Buildings 902 & 1752
Work Order No: GNP94, Project No. 6075
Project Leader: Ron Castillo, x4684, email ronald.castillo@navy.mil
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The following items are the civil, architectural, structural, mechanical and electrical requirements for the subject project:

BUILDING 902

CIVIL/ ARCHITECTURAL/ STRUCTURAL:

1. Remove storefront entry units at the Main Entrance and the Lounge./ Provide new.
2. Remove wall-to-wall carpeting throughout building.
3. Remove all vinyl cove base throughout building./ Provide new.
4. Remove wall paper in public areas.
5. Remove furred wall with wall paper in first floor corridor down to bar cmu. Remove chair rail.
6. Remove all window units throughout building./ Provide new.
7. Remove suspended acoustic ceilings throughout building./ Provide new 24”x24” grid.
8. Remove all bathroom fixtures & accessories./ Provide new.
9. Remove vanity unit, medicine cabinet and counter top in sleeping areas throughout building./ Provide new.
10. Remove room knockers, peepholes and I.D. device./ Provide new.
11. Remove door handsets to dorms./ Replace with lever hardware and tamper-proof housing.
12. Remove VCT in laundry rooms. Provide new.
13. Remove 3 precast sills. Provide new to match existing.
14. Remove rubber flooring and treads in stairwells./ Provide new.
15. Remove all egress door assemblies./ Provide new.
16. Remove all dorm entry doors./ Provide new.
17. Remove all bathroom doors./ Provide new.
18. Remove/replace all gutters and downspouts.
19. Provide direct glue-down carpeting w/ pad in public areas.
20. Provide 12”x12” VCT in all dorm rooms and corridors.
21. Clean all existing tiles in bathrooms. Regrout and caulk as required.
22. Repair brick header at egress door.
23. Paint all interior walls. Corridor to have accent color as a wainscot.

24. Prep, prime and paint all dorm doors and frames.
25. Provide new shingle roof for entire building, including the Galley.
26. Provide new, concrete ramp at main building entrance.
27. Provide new, duct chase at each dorm room for new mechanical unit.

MECHANICAL:

1. Mold abatement at 36 rooms
2. Replace fan coil units for all rooms
3. Replace all lavatory sinks
4. Replace all shower heads and control valves
5. Replace all bathroom exhaust fans
6. Remove existing toilet and install new toilet with flush valves
7. Renovate sprinkler system
8. Replace exhaust fan in laundry room at first floor
9. Remove all fan coil units in hallway and install new split heat pumps
10. Replace water cooler at hallway
11. Insulate hot and cold water piping outside mechanical room
12. Remove air handling unit at third floor
13. Remove and replace all bathroom heaters
14. Replace chilled/ hot water piping and insulation.

ELECTRICAL:

1. Remove/Replace GFI receptacle in each room by sink. 1/room.
2. Remove/Replace receptacles in each room. 2/room.
3. Replace optical sensor in bathroom.
4. Disconnect exhaust fan and reconnect when new fan is installed.
5. Remove/Replace sink fixture.
6. Remove overhead lighting. Replace w/ 2-2'x4' fluorescent lighting fixtures.
7. Disconnect wall mounted AC unit.
8. Provide data and cable TV data ports. Route existing cables into ports.
9. Replace all exit signs.
10. Disconnect AHU on third floor.
11. All circuits to be reused.
12. Repair door release at end of hall ways.
13. replace emergency lighting fixture on third floor w/ same.
14. provide exit sign on third floor.
15. Remove/Replace lighting fixtures in restroom.
16. Replace heat detectors. QTY = 10
17. Contractor is to remove disconnect and conductors associated with chiller back to main panel in 116. Remove 300A, 3 pole circuit breaker. Remove conduit of chiller circuit to 2' below finished grade at chiller and leave in place. Do no remove conduit at panel. Provide laminated tag and attach to conduit. Tag shall read, "Do Not Use. Abandoned circuit. Conduit abandoned on (current date)."
18. The existing service will be insufficient to support the addition of 104 heat pumps to the BEQ portion of Bldg. 902. In support of this, the existing service will need to be upgraded from its current 300KVA, 208 Volt, 3Phase, 4-wire system to a 750KVA, 208 Volt, 3 Phase, 4-wire system. The primary is 13,200 Volt system.
19. The primary will need to be evaluated for possible upgrade to 902 in support of this service upgrade. The upgrade cost is included in the government estimate. The Base line crew will do all primary work.
20. The existing 600A, 208 Volt, 3Phase, 4-wire panel will need to be upgraded in support of the new service to 2000A, 208 Volt, 3 Phase, 4-wire. This new service is to be installed in Room 116. This service will require GFI main breaker along with appropriate CT metering.
21. From the new service 2-400A, 208 Volt, 3 Phase, 4-wire sub panels located on each floor, evenly spaced will be branched out for the switchgear. Each panel shall utilize 18 circuits each.
22. From each panel, all circuits for the heat pumps shall be run into each room via ¾" EMT conduit with a manufacturer's recommended receptacle provided by contractor, mounted near heat pump.